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miles & barr
YOUR PROPERTY AGENT

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G

Environmental Impact (CO ₂) Rating	
Very low CO ₂ emissions	A
Low CO ₂ emissions	B
Decent CO ₂ emissions	C
Below average CO ₂ emissions	D
Average CO ₂ emissions	E
High CO ₂ emissions	F
Very high CO ₂ emissions	G

GROUND FLOOR
APPROX. FLOOR AREA 71.6 SQ.M.
(771 SQ.FT.)

1ST FLOOR
APPROX. FLOOR AREA 52.2 SQ.M.
(562 SQ.FT.)

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TOTAL APPROX. FLOOR AREA 123.8 SQ.M. (1333 SQ.FT.)

5 GOLDEN ACRE LANE, WESTGATE-ON-SEA

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WESTGATE-ON-SEA

£350,000

- Sought After Location
- Tucked Away
- No Forward Chain
- Three Bedroom Detached
- Large Lawned Garden
- Spacious Property
- Close To Amenities

ABOUT

DETACHED HOUSE CLOSE TO SCHOOLS...

Miles and Barr are please to bring to the market this sought after detached family home with NO ONWARD CHAIN. Tucked away just off Linksfild Road this property offers plenty of privacy, whilst remaining close to local schools, amenities and transport links. Internally the ground floor boasts a Kitchen, Lounge, Conservatory and Shower Room. Upstairs consists of three well-proportioned Bedrooms and a Bathroom. Externally the property has off street parking and a generous laid to lawn rear garden. In our opinion, this property would suit a family in search of a spacious home in reach of local schools and amenities. To avoid disappointment please call Miles and Barr on 01843 836655 to arrange an immediate viewing.

LOCATION

Westgate is regarded by some as a well-kept secret amongst the towns and villages along the north coast of Kent. This picturesque village with its canopied shops is a perfect base for city commuting, retail therapy in Canterbury and Westwood Cross or just enjoying the blue flag beaches or our local sea front pub. Once known as Mayfair-by-the-sea when wealthy Londoners visited for the summer, it still boasts many grand and historic buildings such as our magnificent listed Carlton Cinema and stunning balcony apartments overlooking garden squares.

Westgate-On-Sea is just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey, then just take the train from Westgate straight through to London Victoria. Travel in the other direction and just two stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate.

There are a number of schools in the Westgate area ranging from nursery through to Secondary education, not forgetting the doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along West Bay, endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides.

A popular residential area for young families, London commuters, second home purchasers and couples.

DESCRIPTION

Front Garden

Entrance

Kitchen 18'06 x 13'00 narrowing to 8'08 (5.64m x 3.96m narrowing to 2.64m)

Lounge 27'08 x 10'01 (8.43m x 3.07m)

Downstairs Shower Room 10'02 x 4'06 (3.10m x 1.37m)

Conservatory 15'05 x 15'01 (4.70m x 4.60m)

First Floor

Bedroom One 17'08 x 10'04 (5.38m x 3.15m)

Bedroom Two 12'02 x 10'02 narrowing to 8'09 (3.71m x 3.10m narrowing to 2.67m)

Bedroom Three 14'07 x 10'02 (4.45m x 3.10m)

Bathroom 7'08 x 5'06 (2.34m x 1.68m)

Rear Garden

